

Prepared by:
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Emily Kaye Courteau Bar# 100570

Set
Draw
Return To:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
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GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020 *INA*

GRANTEE:
Northwest Homes LLC
1137 Merryhill Ranch Rd
Senatobia, MS 38668
662-562-7627 *INA*

**Substitute Trustee's Deed
Indexing Instructions**

Lot 58, Sec C, Windsor Creek S/D, in Sec 27, T-1-S, R-8-W, Plat Bk. 46 Pg. 42, DeSoto Co., MS.

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 4th day of January, 2007 and acknowledged on the 4th day of January, 2007, Desiree L. Faxon AKA Desiree L. McClelland and Aaron J. Faxon, Wife and husband, as joint tenants with right of survivorship and not as tenants in common, executed and delivered a certain Deed of Trust unto Mid South Title, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2645 at Page 559; and

WHEREAS, on the 25th day of June, 2009, Mortgage Electronic Registration Systems, Inc. as nominee for Capital One Home Loans, LLC, assigned said Deed of Trust unto Citimortgage, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3052 at Page 309; and

WHEREAS, on the 25th day of June, 2009 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3052 at Page 310; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated July 9, 2009 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 4th day of August, 2009, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 4th day of August, 2009, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

The following described real property situate in the city of Horn Lake, County of DeSoto, and state of Mississippi, to wit:

Lot 58, Section C, Windsor Creek Subdivision, in Section 27, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 46, Page 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.

By fee simple Deed from Marjorie G. Welch as set forth in Deed Book 0408, Page 0364 and recorded on 1/11/2002, DeSoto County records.

WHEREAS, at said sale Northwest Homes LLC was the highest bidder and best bidder, therefore, for the sum of \$31,736.72 and the same was then and there struck off to Northwest Homes LLC and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$31,736.72 do hereby convey the above-described property to Northwest Homes LLC.

I convey only such title as is vested in me as Substitute Trustee.

hap/F09-1779

WITNESS MY SIGNATURE, this the 5 day of August, 2009.


Emily Kaye Courteau, Substitute Trustee

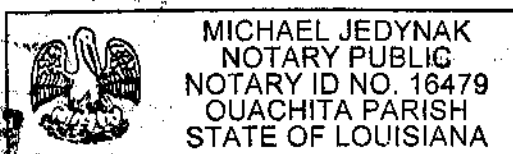
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 5 day of August, 2009, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.




AT DEATH
MY COMMISSION EXPIRES



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale

STATE OF MISSISSIPPI

COUNTY OF DeSoto

WHEREAS, on the 4th day of January, 2007 and acknowledged on the 4th day of January, 2007, Desiree L. Faxon AKA Desiree L. McClelland and Aaron J. Faxon, Wife and husband, as joint tenants with right of survivorship and not as tenants in common, executed and delivered a certain Deed of Trust unto Mid South Title, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2645 at Page 559; and

WHEREAS, on the 25th day of June, 2009, Mortgage Electronic Registration Systems, Inc. as nominee for Capital One Home Loans, LLC, assigned said Deed of Trust unto Calimontage, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3052 at Page 309; and

WHEREAS, on the 25th day of June, 2009, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3052 at Page 319; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned to do, on the 4th day of August, 2009, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public auction, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

The following described real property situate in the city of Horn Lake, County of DeSoto, and state of Mississippi, to-wit:

Volume No. 114 on the 14 day of July, 2009
Volume No. 114 on the 21 day of July, 2009
Volume No. 114 on the 28 day of July, 2009
Volume No. _____ on the _____ day of _____, 2009
Volume No. _____ on the _____ day of _____, 2009
Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Sworn to and subscribed before me, this 28 day of July, 2009

Judy H. Douglas

Lot 58, Section C, Windsor Creek Subdivision, in Section 27, Township 1 South, Range 9 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 46, Page 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.

By fee simple Deed from Marjorie G. Welch as set forth in Deed Book 0408, Page 0364 and recorded on 1/11/2002, DeSoto County records.

I will only convey such title as is vested in me as Substitute Trustee

WITNESS MY SIGNATURE, this day July 9, 2009

Emily Kaye Courteau

Substitute Trustee

2300 Oliver Road

Monroe, LA 71201

(318) 330-9020

hap/F09-1779

PUBLISH: 7-14-09/ 7-21-09/ 7-28-09

PUBLIC STATE OF MISSISSIPPI AT LARGE

MISSION EXPIRES: JANUARY 16, 2013

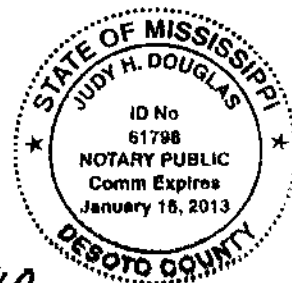
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